



## Edmonton Alberta

\$349,900

**\*\*LAUREL LAUREL LAUREL\*\*FIRST TIME HOME BUYERS ALERT\*\*** Step inside to discover an inviting open-concept layout filled with natural light, perfect for modern living. The main floor features a beautifully designed kitchen with quartz countertops, stainless steel appliances, a functional pantry, and ample cabinetry. The spacious living area includes a cozy gas fireplace, ideal for relaxing evenings, and a stylish half bath completes the main level. Upstairs, you'll find three generously sized bedrooms and two full bathrooms, including a private ensuite. The convenience of upstairs laundry adds to the home's practical appeal. Additional highlights include all window coverings, a finished double car garage, and a location that can't be beat—close to public transportation, schools, shopping, playgrounds, and other everyday amenities. Experience the perfect blend of comfort, convenience, and modern design. (id:6769)

Living room 5.19 m X 2.97 m

Dining room 4.63 m X 2.45 m

Kitchen 5.85 m X 4.96 m

Primary Bedroom 4.29 m X 4.27 m

Bedroom 2 2.9 m X 3.02 m

Bedroom 3 2.89 m X 3.87 m

Listing Presented By:



Originally Listed by:  
Nationwide Realty Corp



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net